

056.A

0013

0010.0

Map

Block

Lot

1 of 1

Condominium

CARD

ARLINGTON

APPRaised:

Total Card / Total Parcel
249,900 / 249,900

USE VALUE:

249,900 / 249,900

ASSESSED:

249,900 / 249,900


Patriot
Properties Inc.
PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|----|--------|--------------------------|
| 13 | | OLD COLONY LN, ARLINGTON |

OWNERSHIP

Unit #: 10

| | |
|----------|--------------------------------|
| Owner 1: | OLD COLONY REALTY PARTNERS LLC |
| Owner 2: | |
| Owner 3: | |

Street 1: 60 PLEASANT ST #G12

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: N

Postal: 02476 Type:

PREVIOUS OWNER

Owner 1: CARR DAVID W/EXECUTOR -

Owner 2: ESTATE OF DAVID P WILFERT -

Street 1: 4 NEWMAN WAY

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02476

NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Garden Building built about 1965, having primarily Brick Exterior and 730 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 4 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|------|------------|--------|----------|
| | | | |

PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|------------|------|-------------|---|---------|------|-------------|
| Z | R5 | APTS LOW | | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exempt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | | |
| s | | | | Street | | |
| t | | | | Gas: | | |

LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|----------|-------------|----------|-------------|--------------------|-----------|-----------|-----------|------------|------------|------|-------|-------------|-----------|--------|---|--------|---|--------|---|-----------------|-----------|---|-----------|--------|------|-----------|-------|
| 102 | Condo | | 0 | | Sq. Ft. | Site | | 0 | 0. | 0.00 | 6039 | | | | | | | | | | | | | | | | |

IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value | Legal Description | User Acct |
|----------|-----------|----------------|------------|------------|-------------|-------------------|-----------|
| 102 | 0.000 | 249,900 | | | 249,900 | | |
| | | | | | | | 151267 |
| | | | | | | | GIS Ref |
| | | | | | | | GIS Ref |
| | | | | | | | Insp Date |
| | | | | | | | 10/11/17 |

PREVIOUS ASSESSMENT

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|--------|-----|-----|------------|-----------|-----------|------------|-------------|---------------|---------------|------------|
| 2020 | 102 | FV | 242,800 | 0 | . | . | 242,800 | 242,800 | Year End Roll | 12/18/2019 |
| 2019 | 102 | FV | 223,500 | 0 | . | . | 223,500 | 223,500 | Year End Roll | 1/3/2019 |
| 2018 | 102 | FV | 184,800 | 0 | . | . | 184,800 | 184,800 | Year End Roll | 12/20/2017 |
| 2017 | 102 | FV | 171,900 | 0 | . | . | 171,900 | 171,900 | Year End Roll | 1/3/2017 |
| 2016 | 102 | FV | 171,900 | 0 | . | . | 171,900 | 171,900 | Year End | 1/4/2016 |
| 2015 | 102 | FV | 162,000 | 0 | . | . | 162,000 | 162,000 | Year End Roll | 12/11/2014 |
| 2014 | 102 | FV | 155,700 | 0 | . | . | 155,700 | 155,700 | Year End Roll | 12/16/2013 |
| 2013 | 102 | FV | 155,700 | 0 | . | . | 155,700 | 155,700 | | 12/13/2012 |

Parcel ID 056.A-0013-0010.0

!4805!

PRINT

Date Time

12/10/20 19:47:00

LAST REV

Date Time

04/26/18 11:44:25

mmcmakin

4805

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

SALES INFORMATION

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
|-----------------|-----------|------|----------|-----------|------------|----|-----|-------|-------|
| CARR DAVID W/EX | 61727-310 | | 5/2/2013 | Mult Lots | 20,035,000 | No | No | | |
| WILFERT DAVID P | 61727-289 | | 5/2/2013 | Mult Lots | 99 | No | No | | |
| | 18249-339 | | 6/1/1987 | | | No | No | N | |

BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
|------|--------|---------|--------|-----|------------|----------|------------|---------|
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

ACTIVITY INFORMATION

| Date | Result | By | Name |
|------------|----------|-----|---------|
| 10/11/2017 | Measured | DGM | D Mann |
| 5/6/2000 | | 197 | PATRIOT |

Sign:

VERIFICATION OF VISIT NOT DATA

/ / /

